

LIBER 677 PAGE 549

No. 21,653 Equity
Exhibit 1 - Deed

Recorded Dec. 27, 1962 at 1:40 P. M.

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THIS DEED, made this 27th day of November, 1962, by Ruth G. Zimmerman, widow, of Frederick County, State of Maryland.

W I T N E S S E T H: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the said Ruth G. Zimmerman, widow, do hereby grant and convey, in fee simple, unto Norman L. Carroll and Evelyn L. Carroll, his wife, all my right, title and interest in and to all the following described land and premises, situate, lying and being in Frederick County, in the State of Maryland, and particularly distinguished as a part of Lot #9 of the second part of a tract of land called New Berman, as follows:

BEGINNING for the same at a stone formerly planted at the beginning of a deed from William G. Baker and wife to John E. Holland for 2 acres, 3 roods and one square perch of land, and running thence by and with said deed three courses and distances, to-wit, north $29\frac{1}{2}^{\circ}$ east 21-2/10 perches, north $36\frac{1}{2}^{\circ}$ east 5-3/4 perches to the middle of a 15 foot lane or road, then in front of John E. Holland's house and the middle of said lane or road, north 41° west 16-9/10 perches to a stake at the end of said line and on the east side of a private road 15 feet wide heretofore reserved for the use of the properties bounding thereon, thence parallel with the 7th line reversed of the deed from Davis Richardson to Daniel Baker dated June 5, 1857 and recorded in Liber E.S. #10, Folio 615, one of the Land Records aforesaid, and with the east side of the fifteen foot road aforesaid, north 20° east 9/10ths of a perch, then parallel with John E. Holland's third line reversed and 9/10ths of a perch therefrom, south 41° east 16-9/10ths perches, thence by a line now made north $36\frac{1}{2}^{\circ}$ east 13 perches, more or less, until it intersects the end of $18\frac{1}{2}$ perches on the 5th line of the deed from Daniel Baker and wife to George Jones for 14 acres, 3 roods and 16 square perches of land, and running thence by and with said 5th line, south $52\frac{1}{2}^{\circ}$ east 47-7/10ths perches, to intersect the 2nd line of the whole deed aforesaid from Davis Richardson to Daniel Baker and with said 2nd line reversed, south 30° west 24-1/10th perches to the end of the 4th line of Marshall Allen's lot and with it two courses and distances, to-wit (reversed) north $70-1/4^{\circ}$ west 36-6/10 perches, north 73° west 14 perches, to the place of beginning, containing by a calculation made from the plat, the quantity of 17 acres and 15 square perches of land.

BEING all and the same real estate which was conveyed unto Ruth G. Zimmerman, widow, by Addie Mary Carroll, widow, et al., by deed bearing even date herewith and intended to be recorded immediately prior hereto among the Land Records of Frederick County.

TO HAVE AND TO HOLD all the right, title and interest of the grantor herein, her heirs and assigns, in and to the above described real estate unto the grantees herein, their heirs and assigns, forever, in fee simple, together with all rights, ways, roads, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

W I T N E S S M Y H A N D A N D S E A L.

Witness:

Patricia H. Remus
Patricia H. Remus

Ruth G. Zimmerman (SEAL)
Ruth G. Zimmerman